

Minutes of the Land Use, Parks and Environment Committee - March 4, 2003

The meeting was called to order by Chair Kolb at 8:35 a.m.

Present: Chair Walter Kolb, County Board Supervisors Pauline Jaske, James Jeskewitz, Scott Klein, Vera Stroud, Daniel Pavelko (arrived at 9:12 a.m.); **Absent:** Matt Thomas

Staff Present: County Board Chief of Staff Lee Esler, Legislative Policy Advisor Mark Mader, Legis.Associate Sandra Meisenheimer

Also Present: Parks System Manager Jim Kavemeier, Register of Deeds Mike Hasslinger, Program & Projects Analyst Jennifer Dubberstein, Planning & Zoning Manager Dick Mace, Senior Financial Analyst Andy Thelke, County Board Supervisor Hank Carlson

Public Present: David Cass, W360 S10094 Markham Road, Eagle, Wisconsin

Consider Proposed Ordinance: 157-O-125 Approve 5 Land Use Permits to Construct, Operate and Maintain Underground Gas Line to Wisconsin Gas Company

Kavemeier explained the ordinance which authorizes the county to issue five land use permits to Wisconsin Gas to construct, operate and maintain an underground gas line on county-owned property (Bugline Trail) in the Village of Lannon, Town of Merton, Village of Sussex and Village of Menomonee Falls. The county will not be responsible for any operating or installation costs, and Wisconsin Gas will pay one-time permit fees of \$44,461. This revenue will be accounted for in the Walter J. Tarmann Parkland Acquisition Fund for future acquisition of land.

Kavemeier stated they have worked on this project for about two years, and Wisconsin Gas has been very cooperative. Jeskewitz asked do they try to follow an existing high wire line or something of that nature? Kavemeier stated they are primarily following the railroad right of way. Also, environmental impact studies have been done, and public hearings have been conducted.

Motion: Jeskewitz moved, second by Jaske, to approve Proposed Ordinance 157-O-125. **Motion carried 5 – 0.**

Consider 2002 Annual Report of the Register of Deeds Office

Hasslinger and Dubberstein were present to discuss the Register of Deeds 2002 Annual Report. Hasslinger stated that over \$10 million was received of which two-thirds went to the State of Wisconsin. He reviewed 2002 revenues and expenses. Regarding expenditures, \$1,599,839 was budgeted in 2002, but \$1,510,123 was spent indicating an amount of \$89,715 under budget. The actual number of documents recorded in 2002 was 163,700 (deeds, land contracts, mortgages, plats, etc.). The number projected for volume was 110,000, which indicates the high volume of work. Other areas discussed were “Annual Recorded Documents from 1990 to 2002” and “Recorded Documents Processing for 2000, 2001 and 2002.” He stated the benchmark for recording documents is 10 days for public inspection. The return date to mortgage companies is 30 days.

Motion: Jeskewitz moved, second by Klein, to accept the 2002 Annual Report of the Register of Deeds Office. **Motion carried 5 – 0.**

Discuss Correspondence Pertaining to 2003 Operating Expenditures for Register of Deeds

Hasslinger stated due to the high volume of work and the need to address the document backlog, his office has hired third party temporary clerical help for a cost of \$10,400 through February 2003. They will continue to monitor expenditures and seek to manage within total 2003 expenditure appropriations but may need a fund transfer in the future. If document volume remains high throughout 2003, an ordinance might be necessary to appropriate additional revenues in order to cover associated expenses. Hasslinger also reviewed the handout "Entry and Verification Report as of 2/28/03" which shows the number of documents to be entered and verified.

Consider Proposed Ordinance: 157-O-106 Amend the Zoning District Map of the Town of Eagle Zoning Ordinance and the Waukesha County Shoreland and Floodland Protection Ordinance District Zoning Map of the Town of Eagle, by Conditionally Rezoning Certain Lands Located in Part of the SW ¼ of the NW ¼ and the W ½ of the SW ¼ of Section 31, T5N, R17E, Town of Eagle, Waukesha County, Wisconsin, from the AP Agricultural Land Preservation District (Town and County) to the A-2 Rural Home District (Town and County) (SZT-1465)

Mace read the letter he wrote to the Town of Eagle Board and Plan Commission on January 24, 2003, regarding the Town considering an amendment to their Land Use Plan, which would support the zoning amendment in Section 31 for the Cass property (SZT-1465). In the letter Mace also conveyed that the Land Use Committee was not pleased with the proposed development of the property in five-acre parcels but would prefer to see such land use development occur in a clustered manner so as to protect usable open space, rather than having large sprawling tracts of land, which use excessive amounts of land for single-family residential purposes. On February 13, Mace received a letter from the Town of Eagle, which stated that the proposed land use of five-acre lots and oversights is being designed appropriately and provides the best land use for the area in which it is located. Also received were the minutes of the Town of Eagle Board and Plan Commission meeting of February 3, 2003 in which an amendment was made to the Town's Land Use Plan to reflect the rezone of the Cass property on Little Prairie Road in Section 31.

Pavelko arrived at the meeting at 9:12 a.m.

Mace stated the Town has responded to committee's concerns and did amend their Land Use Plan. They did not have a public hearing such as the county conducts for amendments, but the Town's amendment does meet the objective of the Land Use Committee.

Motion: Jaske moved, second by Jeskewitz, to approve Proposed Ordinance 157-O-106. **Motion carried 6 – 0.**

Overview of the Waukesha County Street and Highway Width Map Process

Mace distributed copies of the original ordinance that established widths of highways which was adopted by the County Board in November of 1954. He stated that attached to the ordinance were some resolutions of approval by various governing bodies for protection of highway width at that time. Essentially the Statute (80.64) has remained unchanged. In essence, what the street and highway width map does and has done since 1954 is to establish minimum width for various roads and highways in the county that were predetermined by the Highway Department in order to protect 100 feet of width for the more important roads that carry higher levels of traffic. In some cases, the widths were only 60 feet or sometimes less. Each of the communities was asked to adopt it in the

form of a resolution, and many of them did, but a number did not. Some did by incorporating by reference and putting language as such in their zoning ordinance. Mace referred to several maps of different areas that he passed around. He said they are now able to drill down and look at a specific section – who owns the land, the lot lines, size of lot, etc. This is the latest evolution of how maps will be portrayed.

Kolb asked when a highway width map is changed, what is the predominant force to start the process in motion? Mace said it could be from a local community or the Highway Commission (both county and state). Mace stated they are attempting to get more detail for the communities so they have a better view of what they need to look at for future development purposes. He stated the ordinance also can establish new roads, and one that comes to mind is the west Waukesha by-pass through the Town of Waukesha and going north to Highway G, which was established in the early 70's. One of the primary functions is to preserve and protect new and existing plans for width of highways in the development process. He stated in many, many areas of the county this ordinance has saved a lot of tax dollars by requiring the additional widths of highways to be set aside for future highway use. Discussion by the committee continued regarding issues surrounding the existing maps and the new highway width maps.

Approve Minutes of February 18, 2003

Motion: Jeskewitz moved, second by Stroud, to approve the minutes of 2/18/03. **Motion carried 6 – 0.**

Read Correspondence

1. Kolb reviewed information on the lecture “Public Space in an Era of Privatization: the New York City Experience” on March 6 at 7:00 p.m. at the U.W. Campus.
2. Stroud asked Kolb to ask at the next Executive Committee meeting the possibility of the county being able to purchase a limited number of registrations for county board supervisors to attend the NACo Conferences.

Executive Committee Report

Kolb reviewed items that were discussed and/or considered at the meeting of February 17, 2003.

Motion to adjourn: Jeskewitz moved, second by Jaske, to adjourn the meeting at 10:30 a.m.
Motion carried 6 – 0.

Respectfully submitted,

Pauline T. Jaske
Secretary

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